

## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

**SUBJECT:** Code Enforcement Lien, Case # 02-19-CEB, Request for Reduction of Penalty – Willie B. Madison, Heirs (former owners) and Home Savers Enterprise, Inc., (current owners)

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Carolyn Jane Spencer

**EXT:** 7403

**MOTION/RECOMMENDATION:**

(A) Approve a reduction to the Code Enforcement Board lien from \$91,909.36 to \$3,281.43, which represents 10% of the Assessed Value of the property plus administrative costs of \$716.43 for Case # 02-19-CEB on the property located at 2191 Granby Avenue, Sanford – Willie Madison, Heirs (former owner) and Home Savers Enterprise, Inc. (current owner), and require these costs to be paid within 60 days or the lien will revert to its original amount (\$91,909.36) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(B) Approve a reduction to the Code Enforcement Board lien which totals \$91,909.36, to an amount set by the Board of County Commissioners for Case # 02-19-CEB on the property located at 2191 Granby Avenue, Sanford - Willie Madison, Heirs (former owner) and Home Savers Enterprise, Inc. (current owner), and require this reduced amount to be paid within 60 days or the lien will revert to its original amount (\$91,909.36) and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien; or

(C) Approve the request to waive the Code Enforcement Board lien which totals \$91,909.36 for Case # 02-19-CEB on the property located at 2191 Granby Avenue, Sanford - Willie Madison, Heirs (former owner) and Home Savers Enterprise, Inc. (current owner), and authorize the Chairman to execute the Satisfaction of Lien; or

(D) Deny a reduction to the Code Enforcement Board lien in the amount of \$91,909.36 for Case # 02-19-CEB on the property located at 2191 Granby Avenue, Sanford - Willie Madison, Heirs (former owner) and Home Savers Enterprise, Inc. (current owner), and require this amount to be paid within 60 days and upon payment in full, authorize the Chairman to execute the Satisfaction of Lien.

District 5 Brenda Carey

Tina Williamson

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**BACKGROUND:**

In accordance with Section 3.20 of the Seminole County Administrative Code, the Deputy County Manager requests that the following lien reduction request be processed.

In response to a complaint, on December 17, 2001, the Code Enforcement Officer observed the following violations located at 2191 Granby Avenue, Sanford: The accumulation of trash and debris and uncultivated vegetation in excess of 24" in height and located within 75' from any structure in violation of Seminole County Code Section 95.4, as defined in Section 95.3(g) and (h).

The timeline on these violations is below:

DATE	ACTION	RESULT
December 17, 2001	Notices of Violation issued to Respondents.	Violations remain.
January 7, 2002		
January 24, 2002	Statement of Violation and Request for Hearing.	Filed by Code Enforcement Officer.
February 7, 2002	Notice of Hearing mailed to Respondent.	Certified mail receipt dated February 13, 2008 returned to Clerk signed by Patrick (last name illegible).
February 28, 2002	Code Board Hearing – Findings of Fact, Conclusions of Law and Order.	Order entered by Code Enforcement Board giving a compliance date of March 15, 2002 with a fine of \$50.00 per day if violations are not corrected by March 15, 2002.
March 27, 2002	Affidavit of Compliance filed by the Code Enforcement Officer after reinspection on March 25, 2002.	Violations corrected.
May 23, 2002	Code Board Hearing – Order reducing fine issued by Code Enforcement Board.	Ordered entered by the Code Enforcement Board reducing \$400.00 fine to \$50.00.
May 31, 2002	Payment received.	\$50.00 payment received, a Satisfaction of Fine filed and case closed
December 5, 2005	Affidavit of Repeat Violation filed by the Code Enforcement Officer after reinspection on December 2, 2005	Certified mail receipt dated December 9, 2005 returned to Clerk signed by Hubert Madison.
January 26, 2006	Code Board Hearing – Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance	Order entered by Code Enforcement Board finding Respondent in repeat violation and increasing the daily fine to \$100.00 per day
February 3, 2006	Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance mailed to Respondent.	Certified mail receipt dated February 8, 2006 returned to Clerk signed by Hubert Madison.
June 14, 2006	Letter notifying the Respondent of a Code Enforcement Hearing to request the matter be forwarded to the County Attorney's office for possible foreclosure	Certified mail receipt dated 6/19/06 returned to Clerk signed by Hubert Madison.
June 22, 2006	Code Board Hearing – Case forwarded to County	

	Attorney's Office for possible foreclosure action.	
July 7, 2006	County Attorney's opinion.	County Attorney advised that there must be a lien in place to go forward with a foreclosure.
August 4, 2006	Letter notifying Respondent of date of hearing when Seminole County would be requesting a lien be placed on the subject property for outstanding code enforcement fines	Certified mail unclaimed.
August 24, 2006	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien after Repeat Violation filed by Code Enforcement Board.	Ordered entered by the Code Enforcement Board imposing a lien in the amount of \$23,750.00 against the property with the fine continuing to accrue at \$100.00 per day.
August 31, 2006	Letter enclosing the CEB Order imposing lien mailed to Respondent	Certified mail receipt dated 9/6/06 returned to Clerk signed by Rena Madison.
February 5, 2007	Letter notifying the Respondent of a Code Enforcement Hearing to request the matter be forwarded to the County Attorney's office for possible foreclosure	Certified mail unclaimed.
February 22, 2007	Code Board Hearing – Case forwarded to County Attorney's Office for possible foreclosure action.	
March 16, 2007	County Attorney's opinion.	County Attorney advised that BCC approval would be necessary to proceed with a foreclosure action.
July 2, 2008	Change in ownership.	Ownership was transferred to Home Savers Enterprise, Inc. via Tax Deed.
July 9, 2008	Affidavit of Compliance filed by the Code Enforcement Officer after reinspection on July 9, 2008.	Violations corrected by new owner, Home Savers Enterprise, within seven days of acquiring property. The lien has accrued for 55 days (12/2/05-1/26/06) @ \$50.00 and 894 days (1/27/06 – 7/8/08) @ \$100.00 for a total of \$92,150.00. This amount was reduced by \$240.64, the excess funds from the tax deed sale. The amount of the current lien is \$91,909.36.

July 14, 2008	Request for Reduction of Penalty	Request for Reduction of Penalty received from Latasha Proctor-Cooper, president of Home Savers Enterprise, Inc. 1
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1Home Savers Enterprise, Inc. acquired this property through a Tax Deed Sale. Within seven days, the property was brought into compliance. Home Savers Enterprise, Inc. is requesting that the lien imposed on August 24, 2006 be waived or reduced to administrative costs. Ms. Proctor-Cooper, president of Home Savers Enterprises, Inc., states that she purchased this property with the hope that acquiring such a distressed property and then bringing it into compliance would help to improve the community.

The Board considers the individual facts of each case when determining whether to reduce a lien. In addition, the Board adopted the following guidelines on February 9, 1999 to use when considering lien reductions:

1. If an individual has acquired a property in which the lien was recorded and the individual bought the property with this knowledge, a waiver or reduction in lien should not be granted. In such cases, the lien should have been considered in reaching a purchase price.
2. If a lien is not considered when a title insurance policy is issued, a reduction of the lien to provide relief to a title insurer should not be granted. To do so would place the County in the position of indemnifying an insurance company against its losses, which are reflected in premium charges.
3. If a lien has previously been reduced, and another request is received for a lien reduction, whether from the original property owner or new owner, a reduction or waiver should not be granted. If the BCC grants relief to a violator, its action should be final and conclusive.
4. When considering a request and in developing a recommendation to the BCC, staff should evaluate the amount of the lien compared to the value of the property and the actions the violator did or did not take in attempting to resolve the code violation. Per the Property Appraiser information, the assessed value of the property is \$25,647.00. The lien totals \$91,909.36.
5. When liens are satisfied as a result of either full payment or reduced/eliminated payment as directed by the BCC, the lien satisfaction instrument will be provided to the property owner who shall be responsible for recording the instrument in the land records.

### **STAFF RECOMMENDATION:**

Staff recommends that the Board reduce the amount of the lien in the amount of \$91,909.36.00 to \$2,565.00 (10% of the assessed value of the property) plus the administrative costs of \$716.43 for a total of \$3,281.43 for the property located at 2191 Granby Avenue, Sanford, based on the following facts:

1) After acquiring ownership of the property via a Tax Deed Sale, Home Savers Enterprise brought the property into compliance within seven days thus improving the community.

2) Staff feels that to help eliminate the growing number of abandoned properties with accruing code enforcement liens, a reduction in these liens would encourage the transfer of ownership to someone who will correct the code violations and thus improve the community.

Staff further recommends that this amount, \$3,281.43, be paid within 60 days or the lien will revert to its original amount (\$91,909.36) and upon payment in full authorize the Chairman to execute the Satisfaction of Lien.

### **ATTACHMENTS:**

1. Statement of Violation
2. Notice of Hearing
3. Findings And Order
4. Affidavit Of Compliance
5. Order reducing fine
6. Check & receipt
7. Affidavit of Repeat Violation
8. Findings of Fact on Repeat Violation
9. Letter to Respondent
10. CAO opinion
11. Lien letter
12. Order imposing Lien
13. Letter to Respondent
14. CAO opinion
15. Tax Deed
16. Check (excess funds from tax deed sale)
17. Affidavit of Compliance after Repeat
18. Request For Reduction Of Penalty
19. Property Appraiser Data
20. Property Appraiser Data
21. Estimated costs - SCSO

22. Estimated costs - SCSO & Planning

23. Satisfaction of Lien

**Additionally Reviewed By:**

☐ County Attorney Review ( Melissa Clarke )

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CEB NO. 02- 19-CEB

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Florida State Chapter 162, and Chapter 53 Seminole County Code, the undersigned Code Inspector hereby gives notice of an uncorrected violation of the Codes or Ordinances of Seminole County, as more particularly described herein, and hereby requests a public hearing before the Board.

VIOLATION OF CODE OR ORDINANCE, SECTION OR NUMBER: **Seminole County Code: Chapter 95  
Section 95.4 as defined Section 95.3 (g)  
& (h).**

LOCATION/ADDRESS WHERE VIOLATION EXISTS: **32-19-31-300-032C-0000  
2191 Granby Street  
Sanford, FL Seminole County**

District #: **5**

NAME AND ADDRESS OF OWNER: **Willie B Madison, Heirs  
C/O Hubert Madison  
850 W Volusia Avenue  
Deland, FL 32720**

DESCRIPTION OF VIOLATION: **1) Trash and debris on property and (2) Uncultivated vegetation  
which is 24 inches in height and located within 75' of the  
structure.**

DATE VIOLATION FIRST OBSERVED: **December 17, 2001**  
DATE 1<sup>st</sup> NOTICE OF VIOLATION: **December 17, 2001**  
DATE VIOLATION TO BE CORRECTED: **January 5, 2002**  
DATE OF REINSPECTION: **January 7, 2002**  
DATE OF 2<sup>ND</sup> NOTICE OF VIOLATION: **January 7, 2002**  
DATE VIOLATION TO BE CORRECTED: **January 21, 2002**  
DATE OF REINSPECTION: **January 22, 2002**  
INSPECTION RESULTS: **Property remains the same.**

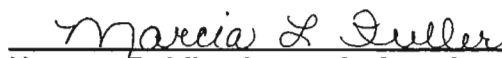
Based upon the foregoing, the undersigned Code Inspector hereby certifies that the above described violation continues to exist, that attempts to secure compliance with the Code(s) or Ordinance(s) of Seminole County have failed as aforesaid, and that the violation should be referred to the Board for a public hearing.

DATED THIS 24<sup>th</sup> DAY OF January, 2002

  
Dorothy Hird, Inspector

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January 2002, by Dorothy Hird, who is personally known to me.

  
Notary Public in and for the County and State  
Aforementioned  
My commission expires:

COMPLAINT NO. 02-



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political subdivision  
of the State of Florida,

CASE NO. 02-19-CEB

Petitioner,

vs.

**WILLIE B MADISON, HEIRS,**

Respondents.

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**NOTICE OF HEARING**

To: WILLIE B MADISON, HEIRS  
C/O HUBERT MADISON  
850 W VOLUSIA AVENUE  
DELAND FL 32720

**NOTICE** is hereby given that the Code Enforcement Board of Seminole County, Florida, intends to hold a public hearing at 1:30 PM, or as soon thereafter as possible, at its regular meeting on Thursday, the 28th day of February, 2002, at the Seminole County Services Building, BCC Chambers, 1101 East First Street, Sanford, Florida, to consider whether a violation of the Codes or Ordinances of Seminole County exists on the above-named party's property, specifically:

- 1) **TRASH AND DEBRIS**
- 2) **UNCULTIVATED VEGETATION IN EXCESS OF 24" I HEIGHT LOCATED WITHIN 75' OF A STRUCTURE.**

**FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT DOROTHY HIRD (407) 665-7436.**

**PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE EMPLOYEE RELATIONS DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 665-7941.**

**PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THESE MEETINGS/HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED, PER SECTION 285.0105.**

**DATED** this 7<sup>th</sup> day of February, 2002.

Marcia L. Fuller  
Clerk to the Code Enforcement Board  
Seminole County, Florida

  
\_\_\_\_\_

noh. 02-19-CEB



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY, a political  
subdivision of the State of Florida,**

**CASE NO. 02-19-CEB**

**Petitioner,**

**vs.**

**WILLIE B MADISON, HEIRS,  
C/O HUBERT MADISON  
2191 GRANBY STREET  
SANFORD FL 32771**

**MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04353 PG 0342  
CLERK'S # 2002847196  
RECORDED 03/15/2002 10:23:12 AM  
RECORDING FEES 10.50  
RECORDED BY L Woodley**

**Respondent.**

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

The Respondent is in violation of Section 95.4 as defined in Section 95.3(g)(h), Seminole County Code based on the following findings:

(a) The Respondent is the owner of record of the property (Tax Parcel ID #32-19-31-300-032C-0000) located at 2191 Granby St, Sanford, located in Seminole County and legally described as follows:

LEG SEC 32 TWP 19S RGE 31E S 50 FT OF N 295 FT OF W ½ OF SW ¼  
OF SW ¼ OF NE ¼ OF SE 1/4

- (b) The Respondent is in possession/control of the property.
- (c) On December 17, 2001, a Seminole County Code Inspector inspected the property and found the accumulation of trash and debris, and uncultivated vegetation in excess of 24" in height and located within 75' from a structure.
- (d) On December 17, 2001, Respondent was provided notice of the violations and given until January 5, 2002 to correct the violations.
- (e) On January 7, 2002, a Seminole County Code Inspector reinspected the property and found that the violations remained on the property.
- (f) On January 7, 2002, Respondent was provided with a 2<sup>nd</sup> notice of the violations and given until January 21, 2002 to correct the violations.
- (g) On January 22, 2002, a Seminole County Code Inspector reinspected the property and found that the violations remained on the property.

The Respondent shall correct the violations by **March 15, 2002**. In order to correct the violation, the Respondent shall take the following remedial action:

- 1) **REMOVE THE ACCUMULATION OF TRASH AND DEBRIS ON  
SUBJECT PROPERTY.**

marcia fuller

**2) REMOVE THE UNCULTIVATED VEGETATION IN EXCESS OF TWENTY-FOUR INCHES (24") IN HEIGHT AND LOCATED WITHIN SEVENTY-FIVE FEET (75') FROM ANY STRUCTURE.**

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondent has complied with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the compliance. The order shall be recorded in the official land records of Seminole County.

If the Code Inspector files an affidavit with the Code Enforcement Board stating that the Respondent did not comply with this Order by the date set for compliance, then the Code Enforcement Board shall at a subsequent meeting issue an order confirming the non-compliance and ordering the Respondent to pay a fine of **\$50.00** for each day the violation continues, or is repeated past the date set for compliance. Such order shall be recorded in the official land records of Seminole County and shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent

**The Respondent must contact the Code Inspector to arrange for an inspection of the property to verify compliance.** Any fine imposed shall continue to accrue until such time as the Code Inspector inspects the property and verifies compliance with this Order.

This Order shall be recorded in the public records of Seminole County, Florida.

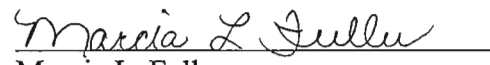
**DONE AND ORDERED** this 28<sup>th</sup> day of February, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

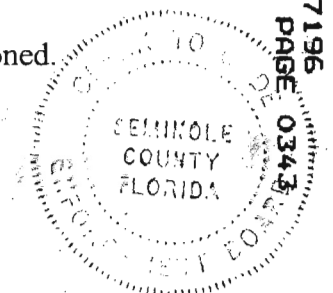
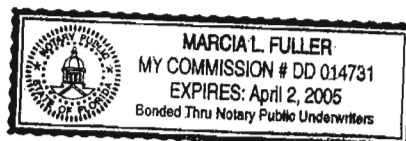
  
JEAN METTS, CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 2002, by Jean Metts, who is personally known to me.

  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires:

Order.madison



**CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY**, a political  
subdivision of the State of Florida

Case No. **02-19-CEB**

Petitioner,  
vs.

**WILLIE B MADISON, HEIRS,  
C/O HUBERT MADISON**

Respondent.

MARYANNE MORBE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04374 PG 1576  
CLERK'S # 2002859226  
RECORDED 04/10/2002 09:26:49 AM  
RECORDING FEES 6.00  
RECORDED BY L Woodley

**AFFIDAVIT OF COMPLIANCE**

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird**, Code Inspector for **Planning Division**, who, after being duly sworn, deposes and says:

1. That on **February 28, 2002**, the Board held a public hearing and issued its Order in the above styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **March 15, 2002**.
3. That a re-inspection was performed and the Respondent was in compliance on **March 25, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **accumulation of trash and debris has been removed, and the uncultivated vegetation in excess of twenty-four (24) inches in height and located within seventy-five (75) feet from any structure has been removed.**

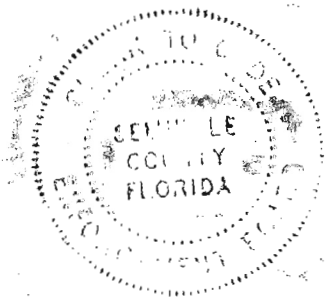
**FURTHER AFFIANT SAYETH NOT.**

**DATED** this 27<sup>th</sup> day of **MARCH, 2002**.

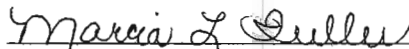
  
\_\_\_\_\_  
Dorothy Hird, Inspector

STATE OF **FLORIDA**)  
COUNTY OF **SEMINOLE**)

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of **March 2002**, by **Dorothy Hird**, who is personally known to me and who did take an oath.



CMPLAFF.CEB

  
\_\_\_\_\_  
Notary Public in and for the County  
and State Aforementioned

My commission



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO 02-19-CEB

Petitioner,

vs.

WILLIE B MADISON, HEIRS,  
C/O HUBERT MADISON,

Respondent.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 04424 PG 0683  
CLERK'S # 2002888036  
RECORDED 06/04/2002 09:45:41 AM  
RECORDING FEES 6.00  
RECORDED BY L Woodley

ORDER REDUCING FINE

The Seminole County Code Enforcement Board hereby issues this Order Reducing Fine and finds as follows:

(a) The Respondents are the Owners and Tenant of record of the property (Tax Parcel ID #32-19-31-300-032C-0000) located at 2191 Granby St, Sanford, located in Seminole County and legally described as follows:

LEG SEC 32 TWP. 19S RGE 31E S 50 FT OF N 295 FT OF W 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4

(b) That on February 28, 2002, the Board held a public hearing and issued its Order in the above-styled matter which stated that the Respondents had an accumulation of trash and debris, and uncultivated vegetation in excess of 24" in height and located within 75' of a structure.

(c) That pursuant to said Order, Respondents were to have taken certain corrective action on or before March 15, 2002.

(d) That on March 25, 2002 a re-inspection was performed and the Respondent was found to be in non-compliance with the Board's Order.

(e) That a fine totaling \$400.00 had accrued.

THE BOARD UNANIMOUSLY VOTED THAT THE FINE IN THE AMOUNT OF \$400.00 BE REDUCED TO \$50.00 WITH THE STIPULATION THAT THE REDUCED FINE BE PAID TO SEMINOLE COUNTY ON OR BEFORE MAY 30, 2002. FAILURE TO PAY THE REDUCED FINE WILL RESULT IN THE FINE REVERTING TO ITS ORIGINAL AMOUNT OF \$400.00 AND A LIEN BEING PLACED AGAINST THE PROPERTY.

This Order shall be recorded in the public records of Seminole County, Florida.

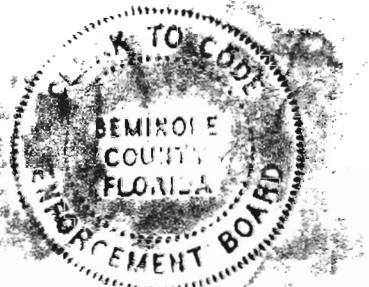
DONE AND ORDERED this 23<sup>rd</sup> day of May, 2002, in Seminole County, Florida.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

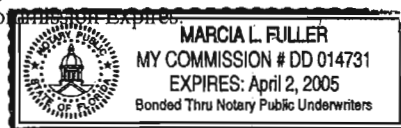
*Tom Hagood*  
TOM HAGOOD, CHAIR

STATE OF FLORIDA )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2002, by Tom Hagood, who is personally known to me.



*Marcia L. Fuller*  
Marcia L. Fuller  
Notary Public to and for the  
County and State aforementioned.  
My Commission Expires



SEMINOLE COUNTY CODE ENFORCEMENT  
1101 EAST FIRST STREET  
SANFORD, FLORIDA 32771-1468

Marcia Fuller

RECEIPT

Nº 49085

SEMINOLE COUNTY, FLORIDA

Date 5/31 20 02

Received from 0000 ENFORCEMENT

Address \_\_\_\_\_

Description 00-190EPB-

Account Number	Amount	Description
-----	50.00	FINE
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-----	-----	-----
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Total Amount 50.00

Board of County Commissioners

Check No 0691300300 Cash \_\_\_\_\_

By DOUDLEY

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATER MARK - HOLD AT AN ANGLE TO VIEW

<b>WESTERN UNION</b>	<b>MONEY ORDER</b>	<b>INTEGRATED PAYMENT SYSTEMS INC. - ISSUER</b> Englewood, Colorado
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06-911300320  
82-40/1021

AGENT 316095 DATE 05/002  
TIME 1524 03  
069113003208 LOCATION 001277

**\*\* PAY EXACTLY FIFTY DOLLARS AND NO CENTS \*\*\*\***

PAY EXACTLY  
BAY TO THE ORDER OF Seminole County

PURCHASER'S ADDRESS  
Platmore

PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE.  
AUTHORIZED REPRESENTATIVE

Western Union Money Order and Design is a service mark of Western Union Holdings, Inc. Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

⑈102100400⑈ 40069113003208⑈ Case# 02-19-CEB

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

Petitioner,

vs.

CASE NO.02-19-CEB

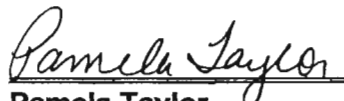
**Willie B Madison Heirs**  
**C/O Hubert Madison NPAR**

Respondent.

**AFFIDAVIT OF REPEAT VIOLATION**

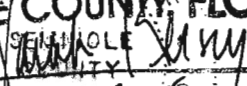
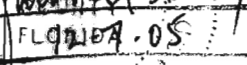
BEFORE ME, the undersigned authority, personally appeared **Pamela Taylor**,  
Code Enforcement Officer for **Seminole County Sheriff's Office** who, after being duly  
sworn, deposes and says:

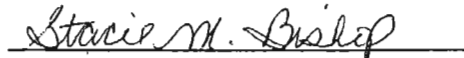
1. That on **February 28, 2002** the Board held a public hearing found a violation of a County Code and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **March 15, 2002**.
3. That a re-inspection was performed on **March 25, 2002**.
4. That the re-inspection revealed that the corrective action ordered by the Board had been taken.
5. That an Affidavit of Compliance was filed on **March 27, 2002**.
6. That an additional re-inspection was performed on **December 2, 2005**.
7. That the violation found by the Board on **February 28, 2002** has been repeated in that there is an accumulation of trash & debris and uncultivated vegetation in excess of 24" in height, within 75' of a structure and in violation of the Code Enforcement Board's order.

  
**Pamela Taylor,**  
**Code Enforcement Officer**

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this **5<sup>th</sup>** day of **December**  
**2005**, by **Pamela Taylor**, who is personally known to me and who did take an oath.

**CERTIFIED COPY**  
**CLERK OF THE**  
**CODE ENFORCEMENT BOARD**  
**SEMINOLE COUNTY, FLORIDA**  
By:   
Date:   
SEMINOLE COUNTY, FLORIDA  
CLERK OF THE CODE ENFORCEMENT BOARD

  
Notary Public in and for the County  
and State Aforementioned



Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated February 28, 2002.



Therefore, the Board finds that the Respondents are in repeat violation and orders that the fine of **\$2,750.00**, for 55 days of non-compliance, from December 2, 2005 through and including January 26, 2006, at \$50.00 per day be imposed.

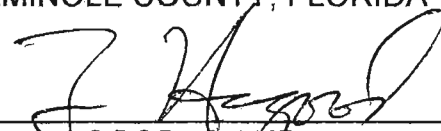
It is further ordered that if the violations continue past January 26, 2006, the fine shall be increased to **\$100.00** per day for each day the violations continue past or are repeated after January 26, 2006.

**Respondents are further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until such time as the Code Officer inspects the property and verifies compliance with this Order.**

This Order shall be recorded in the official land records of Seminole County.

**DONE AND ORDERED** this 26<sup>th</sup> day of January 2006, in Seminole County, Florida.


CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA


  
\_\_\_\_\_  
TOM HAGOOD, CHAIR

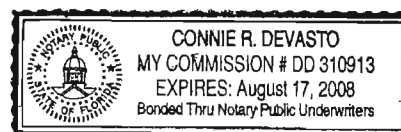
STATE OF FLORIDA                    )  
COUNTY OF SEMINOLE            )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2006, by Tom Hagood, who is personally known to me.

**CERTIFIED COPY  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA**

By:   
Date: 2-3-06

  
\_\_\_\_\_  
Connie R. DeVasto  
Notary Public to and for the  
County and State aforementioned  
My Commission Expires



PLANNING AND DEVELOPMENT DEPARTMENT

CODE ENFORCEMENT



COPY

June 14, 2006

WILLE B MADISON HEIRS  
C/O HUBERT MADISON NPAR  
850 W VOLUSIA AVENUE  
DELAND FL 32720

CASE NO - 02-19-CEB  
PARCEL I.D. NO - 32-19-31-300-032C-0000

Dear Mr. Madison:

Please be advised that your case will be presented to the Code Enforcement Board on **Thursday, June 22, 2006 at 1:30 p.m.**, or as soon thereafter as possible, to request that this matter be forwarded to the County Attorney's office for possible foreclosure proceedings.

If you have any questions, please feel free to give me a call at 407-665-7403.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Connie R. DeVasto  
Clerk to the Code Enforcement Board

Enclosure

cc: CEO Pamela Taylor

Sanford, FL 32771  
Phone - 407-665-7403  
Fax - 407-665-7385

---

**From:** Laucella, Kimberly  
**Sent:** Friday, July 07, 2006 3:56 PM  
**To:** DeVasto, Connie  
**Cc:** Boswell, April  
**Subject:** Possible Foreclosure - Wille B. Madison Heirs (2191 Granby Avenue)

April and Connie,

I am working on your request that we review the above file for possible foreclosure on real or personal property. In my review, I have not seen paperwork indicating that a lien has been imposed. Has this been accomplished yet?

The most recent documents I have in the file are (1) the Findings of Fact, C. of Law & Order on a Repeat Violation which was issued on Jan 26th of this year and (2) Our June 14th letter from Connie to Mr. Madison indicating that there would be a June 22nd hearing where CEB would request that the matter be forwarded to CAO for foreclosure. Please let me know if I'm simply missing the documentation showing the lien attachment, or if same did not occur. If no lien has been attached and recorded, we cannot foreclose on anything at this time.

Thanks so much,

Kim Laucella  
Assistant County Attorney  
Seminole County Government  
1101 E. First Ave.  
Sanford, FL 32771  
ph. (407) 665-7254  
fax (407) 665-7257  
[klaucella@seminolecountyfl.gov](mailto:klaucella@seminolecountyfl.gov)  
[www.seminolecountyfl.gov](http://www.seminolecountyfl.gov)  
<< File: Laucella, Kimberly.vcf >>

PLANNING AND DEVELOPMENT DEPARTMENT



CODE ENFORCEMENT

August 4, 2006

COPY

WILLE B. MADISON HEIRS  
C/O HUBERT MADISON NPAR  
850 W VOLUSIA AVENUE  
DELAND, FLORIDA 32720

CASE NO – 02-19-CEB  
PARCEL I.D. NO – 32-19-31-300-032C-0000

Please be advised that on January 26, 2006, the Code Enforcement Board of Seminole County issued its Findings of Fact, Conclusions of Law and Order On a Repeat Violation Not In Compliance in the above-referenced case imposing a fine in the amount of \$2,750.00 against your property. The Board further ordered that your daily fine be increased to \$100.00 per day effective January 27, 2006.

The fine has run for **56 days**, up to and including January 26, 2006, at **\$50.00** per day, which totals **\$2,800.00**, and **210 days** from January 27, 2006, through and including August 24, 2006, at **\$100.00 per day**, which totals **\$21,000.00**, and will continue to accrue at **\$100.00 per day** until compliance is obtained.

This item will be heard by the Code Enforcement Board at its regularly scheduled meeting on **THURSDAY, AUGUST 24, 2006, at 1:30 pm**, at the County Services Building, Room 1028, located at 1101 E First Street, Sanford, Florida.

Seminole County will be requesting the Board issue an order imposing a **lien in the amount of \$23,800.00** against this property, to be recorded in the Public Records of Seminole County, with the **fine** continuing to accrue at **\$100.00 per day** until compliance has been met.

ANY PERSONS WISHING TO ADDRESS THE BOARD IN THIS MATTER  
MUST CHECK IN WITH THE CLERK BY 1:25 PM.

If you have any questions, please give me a call at 407-665-7403.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Connie R. DeVasto  
Clerk to the Code Enforcement Board

cc: CEO Pamela Taylor

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida,

CASE NO. 02-19-CEB

Petitioner,

vs.

WILLIE B. MADISON HEIRS  
C/O HUBERT MADISON NPAR  
PARCEL I.D. # 32-19-31-300-032C-0000

Respondents

**CERTIFIED COPY**  
**CLERK OF THE**  
**CODE ENFORCEMENT BOARD**  
**SEMINOLE COUNTY, FL**  
BY: *Connie R. DeLoach*  
DATE: *9-5-06*

**ORDER FINDING NON-COMPLIANCE AND IMPOSING LIEN/FINE**  
**AFTER REPEAT VIOLATION**

The Respondents are the owners of record of the property (Tax Parcel ID # 32-19-31-300-032C-0000) located at 2191 Granby Avenue, Sanford, located in Seminole County and legally described as follows:

LEG SEC 32 TWP 19S RGE 31E S 50 FT OF N 295 FT  
OF W 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4

This case came on for public hearing before the Code Enforcement Board of Seminole County for repeat violation on January 26, 2006 after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not in Compliance.

Said Order found Respondents in repeat violation of the Seminole County Code, Chapter 95, as defined in Section 95.3(g) and (h).

Said Order stated that a fine in the amount of \$2,750.00 would be imposed for 55 days of non-compliance from December 2, 2005, through and including January 26, 2006, at \$50.00 per day. The Order further stated that the fine shall be increased to \$100.00 per day if the violations are not corrected by or are repeated after January 26, 2006.

Based on the testimony and evidence presented, the Respondents are in repeat violation of the Seminole County Code, as stated in the original Findings of Fact, Conclusions of Law and Order dated February 28, 2002 and the Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not In Compliance dated January 26, 2006.

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2006140226 BK 06-009 Pgs 1360 - 1361; (2pgs) RECD 09/14/2006 02:31:25 PM  
REC FEES 18.50, RECD BY G HARTMAN

RETURN TO SANDY MADISON

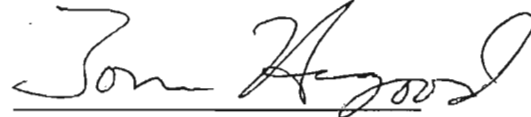
Accordingly, it having been brought to the Board's attention that the Respondents have not complied with the Findings of Fact, Conclusions of Law and Order on a Repeat Violation Not In Compliance dated January 26, 2006.

Therefore, the Board orders that a **lien** in the amount of \$2,750.00, for 55 days of non-compliance from December 2, 2005, through and including January 26, 2006, at \$50.00 per day, and \$21,000.00, for 210 days of non-compliance at \$100.00 per day, from January 27, 2006 through and including August 24, 2006, **for a total accrued lien to-date of \$23,750.00**, be imposed against the property, and the fine shall continue to accrue at **\$100.00 per day** for each day the violations are repeated past August 24, 2006.

This Order shall be recorded in the public records of Seminole County, Florida, and shall constitute a **lien** against the land on which the violations exist and upon any other real or personal property owned by the Respondents.

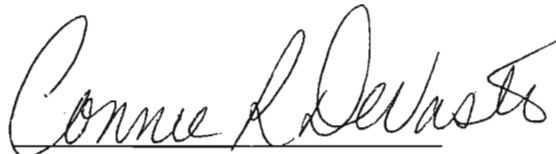
**DONE AND ORDERED** this 24<sup>th</sup> day of August 2006, in Seminole County, Florida.

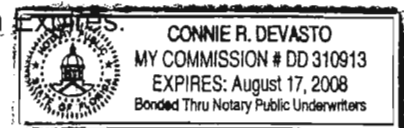
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

  
TOM HAGOOD  
CHAIR

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August 2006, by Tom Hagood, who is personally known to me.

  
Connie R. DeVasto  
Notary Public to and for the  
County and State aforementioned.  
Commission Expires



PLANNING AND DEVELOPMENT DEPARTMENT



CODE ENFORCEMENT



February 5, 2007

WILLIE B MADISON HEIRS  
C/O HUBERT MADISON NPAR  
850 W VOLUSIA AVENUE  
DELAND FL 32720

CASE NO - 02-19-CEB  
PARCEL I.D. NO - 32-19-31-300-032C-0000

Dear Mr. Madison:

Please be advised that your case will be taken to the Code Enforcement Board on **Thursday, February 22, 2007 at 1:30 p.m.**, or as soon thereafter as possible in the BCC Chambers located at 1101 E. First Street, Sanford.

At this time, Staff will be requesting that the Board forward your case to the County Attorney's Office for possible foreclosure on your property.

If you have any questions, please feel free to give me a call at 407-665-7403.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Connie R. DeVasto  
Clerk to the Code Enforcement Board

cc: CEO Pamela Taylor



**COUNTY ATTORNEY'S OFFICE  
MEMORANDUM**

**COPY**

To: April Boswell, Planning Manager  
Dori DeBord, Director of Planning and Development

Through: Robert A. McMillan, County Attorney

From: Kathleen Furey-Tran, Assistant County Attorney  
Ext. 7254

Date: March 16, 2007

Subject: Case No. 02-19-CEB, Willie B. Madison Heirs c/o Hubert Madison NPAR

---

It appears from the County Property Appraiser's website that the property in question is not subject to homestead exemption. A violation for trash and uncultivated vegetation was issued in 2002. The property was brought into compliance. The fine was reduced to \$50 which was paid. A satisfaction of fine was issued on June 27, 2002. Three years later the code enforcement officer determined there was a repeat violation. The owner was given notice of hearings.

**(Initial) Findings of Fact, Conclusions of Law and Order:** Issued 2/28/2002, Recorded 3/15/2002.

**Affidavit of Non-Compliance:** dated 3/19/2002, recorded 3/28/2002.

**Original Date of Compliance:** dated 3/27/2002, recorded 4/10/2002

**Code Enforcement Board Order Reducing Fine:** date 5/23/2002, recorded 6/4/2002.

**Satisfaction of Fine:** date 6/27/2002, recorded 7/1/2002.

**Affidavit of Repeat Violation:** dated 12/5/2005, recorded 12/8/2005.

**Findings of Fact, Conclusions of Law and Order:** Recorded 2/6/2006.

**Order Finding Non-Compliance and Imposing Lien/Fine After Repeat Violation:** ordered 8/24/2006, Recorded 9/14/2006.

**Lien Amount as of 8/24/2006:** \$23,750, continuing at \$100 per day.

The requisite three months has passed since the Order Imposing Lien has been recorded pursuant to 162.09(3), Florida Statutes. BCC approval to proceed with a foreclosure action is required.

It has been alleged that this is a crack house. In that instance the property may be subject to seizure and forfeiture by the federal government pursuant to 21 USCA §881



(a)(7) and may be seized by the U.S. Attorney General pursuant to 18 USCA §981(b). The State authorities may also have forfeiture rights to the property under Florida Statutes Chapter 932.

If you have any questions, please feel free to contact me.

KFT/

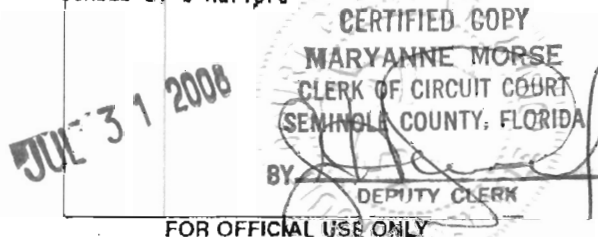
Tax Deed File No. 1022-2001  
Property  
Identification No. 32-19-31-300-032C-0000

DR-506  
R. 01/95

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07025 Pg 0259; (1pg)  
CLERK'S # 2008077988  
RECORDED 07/07/2008 02:34:03 PM  
DEED DOC TAX 65.10  
RECORDING FEES 10.00  
RECORDED BY G Harford

# Tax Deed

State of Florida  
County of Seminole



The following Tax Sale Certificate Numbered 1022 issued on May 30, 2001 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on July 2, 2008, offered for sale as required by law for cash to the highest bidder and was sold to Home Savers Enterprise, Inc., C/O Latasha Proctor-Cooper

whose address is 2451 Monte Cristo Way, Sanford, FL 32771, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 2nd day of July, 2008, in the County of Seminole, State of Florida, in consideration of the sum of (\$ 9,250.00) Nine Thousand Two Hundred Fifty Dollars Dollars,

being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows: LEG SEC 32 TWP 19S RGE 31E S 50 FT OF N 295 FT OF W 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4

Witness:

Geraldine Harford

Judith Eckenroth

State of Florida

County of Seminole

Bruce McMenemy  
Clerk of Circuit Court, Chief Deputy Clerk

Seminole County, Florida.

On this 7th day of July, 2008, before me Haydee Ortiz personally appeared Bruce McMenemy, Chief Deputy Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Haydee Ortiz

Deputy Clerk

Prepared by: Maryanne Morse, Clerk of the Circuit Court  
Post Office Box 8099  
Sanford, Florida 32772-8099



**Clerk of the Circuit Court**  
**SEMINOLE COUNTY**  
P.O. Box 8099 • Sanford, Florida 32772-8099

TDA-CTF #1022-2001

OVERBID TO BCC CODE ENFORCEMENT LIEN

FOR MORE INFORMATION, PLEASE CALL DOMESTIC RELATIONS (SUPPORT & ALIMONY) (407) 665-4580 CLERK'S FINANCE (407) 665-4495



**Clerk of the Circuit Court**  
**SEMINOLE COUNTY**  
P.O. Box 8099 • Sanford, Florida 32772-8099

Check No. - 368214

Check Date - 07/10/08

**368214**

Stub 1 of 1

INVOICE NO.	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT
	07/10/08		240.64		240.64
Mailed 7-11-08 Case #02-19-CEB Parcel ID #32-19-31-300-03C-0000 Tree Owner - Willie B Madison			240.64		240.64

THE FACE OF THIS CHECK HAS A GREEN BACKGROUND PATTERN ON WHITE PAPER



**Clerk of the Circuit Court**  
**SEMINOLE COUNTY**  
P.O. Box 8099  
Sanford, Florida 32772-8099

WACHOVIA BANK, N.A.

**368214**

CHECK NO. 00368214

63688

DATE	AMOUNT
07/10/08	\$*****240.64

PAY TWO HUNDRED FORTY AND 64/100\*\*\*\*\*

VOID AFTER 90 DAYS

CLERK OF THE CIRCUIT COURT

TO THE  
ORDER  
OF

BOARD OF COUNTY COMMISSIONERS  
CODE ENFORCEMENT  
1101 E FIRST STREET  
SANFORD FL 32773

*[Signature]*  
AUTHORIZED SIGNATURE

⑈368214⑈ ⑆063107513⑆ 2000006536725⑈

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

Case No. 02-19-CEB

Petitioner,  
vs.  
**Willie B Madison Heirs**  
Respondent.

**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL

BY: Jane Spencer

**AFFIDAVIT OF COMPLIANCE**  
(After Repeat Violation)

7/30/08

BEFORE ME, the undersigned authority, personally appeared Pamela Taylor, Code Enforcement Officer for the **Seminole County Sheriff's Office**, who, after being duly sworn, deposes and says:

1. That on **February 28, 2002** the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **March 15, 2002**.
3. That a re-inspection was performed and the Respondent was in compliance on **March 25, 2002**.
4. That subsequent to the foregoing finding of compliance, a further REINSPECTION of the subject property was made on **December 2, 2005**. The Respondent was at that time no longer in compliance with the Order of **February 28, 2002** by having repeated the original violation.
5. That the most recent reinspection on **July 9, 2008** revealed that additional corrective action had eliminated the repeat violation and that the subject property was once again found to be in compliance as of **July 9, 2008**.

**FURTHER AFFIANT SAYETH NOT. DATED** this 9<sup>th</sup> day of July 2008.

Pamela Taylor

Pamela Taylor, Code Enforcement Officer

STATE OF **FLORIDA**)  
COUNTY OF **SEMINOLE**)

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July 2008, by **Pamela Taylor**, who is personally known to me and who did take an oath.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 07040 Pg 1075; (1pg)  
FILE NUM 2008088050  
RECORDED 07/31/2008 09:14:24 AM  
RECORDING FEES 10.00  
RECORDED BY G Harford

Jane Spencer  
Notary Public in and for the County  
and State Aforementioned



Notary Public State of Florida  
Jane Spencer  
My Commission DD748252  
Expires 03/19/2012

RETURN TO SANDY MCCANN

**SEMINOLE COUNTY  
CODE ENFORCEMENT BOARD  
CASE NO. #02-19-CEB**

**REQUEST FOR REDUCTION OF PENALTY**

**BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH**

**INSTRUCTIONS:** Please fill in both sides of this form completely. Be specific when writing your statement. Please return this form to the Clerk to the Code Enforcement Board. The REQUEST FOR REDUCTION OF PENALTY will then be presented to the Board of County Commissioners at their next regularly-scheduled hearing, or as soon thereafter as possible, and you will be notified in writing of the Board's decision within 10 days after the hearing. If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call the Clerk at (407) 665-7403.

**Property Owner's Name:** Home Savers Enterprise, Inc. c/o Latasha Proctor-Cooper, President \_\_\_\_\_

**Property Address:** 2191 Granby St. Sanford, FL 32771 \_\_\_\_\_

**Phone number(s) where you can  
be reached during the day:** (407) 468-0573 \_\_\_\_\_

**Is the property now in compliance?** YES ☒ X ☐ NO ☐  
(If No, explain in detail) \_\_\_\_\_

**Are you claiming a financial hardship?** YES ☐ X ☐ NO ☐

**Are you claiming a medical hardship?** YES ☐ NO ☒ X ☐

**If the property owner is unable to complete this form, list the name of the person who is legally authorized to act for the property owner and his/her relationship to the property owner:**

**Name:** Latasha Proctor-Cooper \_\_\_\_\_

**Relationship:** Pres. \_\_\_\_\_

**I, Home Savers Enterprise, Inc., do hereby submit this REQUEST FOR REDUCTION OF PENALTY to request a reduction in the total amount of penalty imposed and in support offer the following statement:**

On Wednesday, July 2, 2008 I purchased Tax Deed #1022 at the Seminole County Tax Collector's auction for foreclosure on 2191 Granby Street, Sanford, FL 32771 in the amount of \$9,250.00, representing taxes unpaid since tax year 2000.

In performing a search of title information on this property, I found that certain code violations existed with regard to the accumulation of trash, growth & debris surrounding the property.

While I realize that certain liens, such as municipal & other government liens are assumed with a typical transfer of ownership, I also realize that there is currently no administrative policy that specifically addresses the growing number of foreclosures or specifically, properties acquired through tax auction. And in the case of tax deeds, if one county agency (i.e. Code Enforcement liens) is theoretically working against the other (i.e. liquidation by Tax Deed auction) and the new owner is penalized because of this, then the problem only escalates to a point of confusion & frustration, which ultimately puts everyone back at "square one."

I purchased this property with the hope that the greater good of what acquiring such distressed properties represent to all of our communities as a whole. The greater good in purchasing the deed to this particular property is very significant, as any local Seminole County Sheriff's Deputy can tell you. This home is not only a known haven to drug addicts, vagrants & prostitutes—but the particular concern, is that the previous *heirs*/owners have not maintained this property in quite some time and it has been vacant for a number of years.

The continued reoccurrence of code violations on this property add to the many problems associated with this property. Not only has the obvious threat of foreclosure due to code liens been an ineffective motivator to the previous owners, but the imminent auction of the property due to unpaid taxes seemed even less of a concern.

I have personal interest in this community and its viable improvement, not only as an owner of several other markedly-improved properties, but also because my parents have lived in the Midway community since the 1980's and a property such as this one, within such close proximity to them, given the dangerous conditions that this property continues to pose without immediate intervention, concerns me greatly.

With a lien amount of \$92,050 as of July 7, 2008 and a Seminole County Property Appraiser's Just/Market Value of \$25,647 as of 2008, there seems to be no logical scenario that would allow that amount of a lien to be collected in any reasonable manner.

As this property is now in compliance and I would like to quickly move forward with beginning the process that will again make this home a member of the Midway community, I respectfully ask for a waiver or a reduction of code liens to an amount that represents no more than what an affidavit of Code Enforcement Board costs reflect, given administrative, postage & other hard costs incurred.

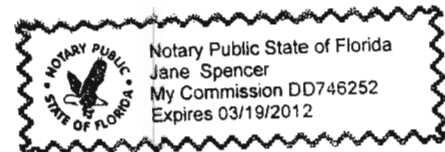
Date: 7/14/08Signed: [Signature]Print Name: Latasha Proctor-Cooper

STATE OF FLORIDA  
COUNTY OF SEMINOLE

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Latasha Proctor-Cooper, who after first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced P623-534-73-761-1 DE as identification and did take an oath.

Date: 7/14/08

Notary Public

My commission expires: 3-19-2012





<b>PARCEL DETAIL</b>  DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY, FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																																		
<b>GENERAL</b> Parcel Id: 32-19-31-300-032C-0000 Owner: HOME SAVERS ENTERPRISE INC Own/Addr: C/O LATASHA PROCTOR-COOPER Mailing Address: 2451 MONTE CRISTO WAY City, State, Zip Code: SANFORD FL 32771 Property Address: 2191 GRANBY AVE SANFORD 32771 Subdivision Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 01-SINGLE FAMILY		<b>VALUE SUMMARY</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>VALUES</th> <th>2008 Working</th> <th>2007 Certified</th> </tr> <tr> <td>Value Method</td> <td>Market</td> <td>Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$9,297</td> <td>\$11,189</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$16,350</td> <td>\$12,263</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$25,647</td> <td>\$23,452</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$25,647</td> <td>\$23,452</td> </tr> <tr> <td colspan="3" style="text-align: center;"><b>Tax Estimator</b></td> </tr> <tr> <td colspan="3" style="text-align: center;"><b>Portability Calculator</b></td> </tr> </table>	VALUES	2008 Working	2007 Certified	Value Method	Market	Market	Number of Buildings	1	1	Depreciated Bldg Value	\$9,297	\$11,189	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$16,350	\$12,263	Land Value Ag	\$0	\$0	Just/Market Value	\$25,647	\$23,452	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$25,647	\$23,452	<b>Tax Estimator</b>			<b>Portability Calculator</b>											
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<b>SALES</b> Deed    Date    Book    Page    Amount    Vac/Imp    Qualified TAX DEED 07/2008 07025 0259 \$9,300 Improved No Find Comparable Sales within this Subdivision		<b>2007 VALUE SUMMARY</b> 2007 Tax Bill Amount: \$346 2007 Taxable Value: \$23,452 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																																																
<b>LAND</b> Land Assess Method    Frontage    Depth    Land Units    Unit Price    Land Value FRONT FOOT & DEPTH    50    165    .000    300.00    \$16,350		<b>LEGAL DESCRIPTION</b> LEG SEC 32 TWP 19S RGE 31E S 50 FT OF N 295 FT OF W 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4																																																
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Appendage / Sqft                      OPEN PORCH FINISHED / 12 NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished Permits																																																		
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																																		

**SEMINOLE COUNTY SHERIFF'S OFFICE**  
**Affidavit For Reimbursement of Code Enforcement Officers Administrative Costs**  
**Case # 02-19-CEB**

The Seminole County Sheriff's Office requests that the Department of Planning and Development petition the Board of County Commission to enter an order requiring the Respondent in the above-styled case to pay the costs of investigation incurred by this office during the investigation and presentation of said case. The below items detail the activities and associated costs for investigating this case.

**Code Enforcement Officer:**

DATE	PERSONNEL ACTIVITY	HOURS
12/02/05	Inspection	.30
12/06/05	Inspections and photos	.30
01/19/06	Inspection and photos	.30
01/26/06	CEB Hearing	1.0
06/22/06	Inspection	.30
08/24/06	CEB Hearing	1.0
01/03/07	Inspection, photos taken	.30
TOTAL HOURS		4.30
		x \$33.29
TOTAL PERSONNEL COSTS		\$ 143.14

DATE	TANGIBLE GOODS OR SERVICES	COST
1.		
2.		
3.		
4		
TOTAL TANGIBLE AND/OR SERVICE COSTS		\$ 00

The Seminole County Sheriff's Office has incurred actual costs in the amount of \$ 252.99 during the investigation and prosecution of the defendant in this case. Said costs are supported and documented as listed above. Personnel costs are calculated at a rate of \$33.29 per hour, as determined by the Financial Services Section of the Seminole County Sheriff's Office. Tangible goods and contractual services are indicated as required and at a direct cost to the Office.

**Signature of Code Enforcement Officer:** Pamela Taylor Date 7/9/08

Attested to this 9th day of July, 2008, by Pamela Taylor  
Code Enforcement Officer

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**Code Enforcement Officer:**

DATE	PERSONNEL ACTIVITY	HOURS
02/22/07	CEB Hearing	1.0
06/08/08	Phone call	.30
06/16/08	Phone call	.30
07/07/08	Inspection	.30
07/08/08	Inspection	.30
07/09/08	Inspection, photos	.30
TOTAL HOURS		3.30
		x \$33.29
TOTAL PERSONNEL COSTS		\$ 109.85

DATE	TANGIBLE GOODS OR SERVICES	COST
1.		
2.		
3.		
4.		
TOTAL TANGIBLE AND/OR SERVICE COSTS		\$ 00

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**Signature of Code Enforcement Officer:** Pamela Taylor Date 7/9/08

Attested to this 9<sup>th</sup> day of July, 2008, by Pamela Taylor  
Code Enforcement Officer

**Estimate of Costs**  
**CEB Case # 02-19-CEB**  
**WILLIE B. MADISON, HEIRS / HOME SAVERS**

<b><u>Postage</u></b>				
Regular	6	\$ .39	\$ 1.96	
Certified	6	\$ 4.64	\$23.20	
				<b>\$30.18</b>
<b><u>Processing Time for</u></b>				
<b><u>Code Enforcement and BCC Action</u></b>				
Code Board Secretary	2 hours	\$ 13.13	\$26.26	
Code Board Attorney	1 hour	\$100.00		
Planning Manager's Review	1 hour	\$ 40.00		
Planning and Development Director's Review	1 hour	\$ 50.00		
Deputy County Manager's Review	1 hour	\$ 60.00		
County Attorney's Review	1 hour	\$100.00		
				<b>\$376.26</b>
Other associated costs not captured:				
Fleet expense, Phone expense, Utilities, Computer Support				
Costs for Recording Documents -				
# of first page docs - 4 # of additional page docs - 2				<b>\$57.00</b>
(\$10.00 first page, \$8.50 each additional page)				
<b><u>ESTIMATED COST FOR PROCESSING CASE # 02-19-CEB</u></b> <b><u>By the Planning Division</u></b>				<b>\$463.44</b>
<b><u>ESTIMATED COST FOR PROCESSING CASE # 02-19-CEB</u></b> <b><u>By the Seminole County Sheriff's Office</u></b>				<b>\$252.99</b>
<b><u>TOTAL COST FOR PROCESSING CASE # 02-19-CEB</u></b>				<b>\$716.43</b>

**SATISFACTION OF LIEN  
AS TO PARTICULAR PARCEL**

**THIS** instrument disclaims and releases the lien imposed by the Order Finding Non-Compliance and Imposing Fine/ Lien, issued by the Seminole County Code Enforcement Board in Case No. 02-19-CEB filed against WILLIE D. MADISON, HEIRS, and filed by and on behalf of Seminole County, on August 24, 2006, and recorded in Official Records Book 06409, Pages 1350 - 1351, of the Public Records of Seminole County, Florida, against the following described real property:

LEG SEC 32 TWP 19S RGE 31E S 50 FT OF N 295 FT  
OF W 1/2 OF SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida

By: \_\_\_\_\_  
BRENDA CAREY, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

As authorized for execution by the  
Board of County Commissioners at their  
September 9, 2008 regular meeting.

\_\_\_\_\_  
County Attorney